



RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-88953706

Our reference: DA20260401001146-Pre-EIS
Consultation-1

ATTENTION: Sian Holmes

Date: Tuesday 5 May 2026

Dear Sir/Madam,

Development Application

State Significant Development - Pre-EIS Consultation - (none)

HDA Housing - 8 Buchan Avenue Edmondson Park NSW 2174, 8//DP1275478, 4//DP1275478, 5//DP1275478, 6//DP1275478, 7//DP1275478

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 01/04/2026.

The NSW RFS has reviewed the State Significant Development Application (SSDA) for the development of Lots 4-5, 6-7 and 8 Buchan Avenue, Edmondson Park, seeking development consent for a high-density mixed-use housing development comprising fourteen residential towers (2-40 storeys), over five mixed use podiums. It is noted that the proposal will deliver 1,805 dwellings (including 274 affordable and 180 co-living dwellings), ground-level retail, basement car parking, public domain upgrades, a public library, and a new plaza with through-site pedestrian links. The proposed development on Site 5 comprises retail/commercial, comprising a supermarket, childcare centre, and gym. A childcare centre is identified as a special fire protection purpose (SFPP) development under the provisions of *Planning for Bush Fire Protection (PBP) 2019*.

A review of the Bushfire Protection Assessment (REF: UPG13BF(v2), dated 2 March 2026, prepared by Travers Bushfire & Ecology) shows that it is based on the current bush fire prone land mapping. However, it is worth noting that the vegetation within the Maxwell Creek is more than 1 hectare in size and it is under a Vegetation Management Plan (VMP), which will retain, protect and enhance the Cumberland Plain Woodland vegetation community which lines the existing creek. All the development adjoining Maxwell Creek has considered the vegetation as woodland for the purpose of assessment. The bush fire assessment will need to consider the details of the VMP and the recommended vegetation management regime to satisfy that it will not be a bush fire risk to the development on site 4 and site 5.

Site 3 is more than 140 metres away from the unmanaged vegetation to the east and south, and as such it does not require any bush fire protection measures.

The Bushfire Protection Assessment has considered the correct site plan for site 5, however, the overlay shown in Schedule 1 - Bushfire Protection Measures has not considered the entire extent of the childcare centre as shown on the drawing titled General Floor Plan Level 01 (Ref: 20794, Drg No. DA-S5-1001, revision B, dated 26 February

1

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2026, prepared by Plus Studio). The APZ of 38m identified by the consultant is not accurate. The 38m APZ can demonstrate 11 kW/m² which deviates with SFPP requirements for less than 10 kW/m² radiant heat exposure. The justification stating that the childcare centre is facing away from the hazard, and tower 5B is not in an area mapped as being bush fire prone land is not acceptable considering that it is located in a building block which can achieve 29 kW/m² radiant heat threshold.

Thus, the subject sites 3, 4 and 5 are considered suitable for mixed use commercial/residential development, however, the SFPP component will need to be justified considering the VMP and the entire extent of the childcare area on the ground floor of Building 5B. The proposed rezoning seeking approval for amendments to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts SEPP) to enable the mixed-use commercial and residential development described on the site can be supported considering that it can meet 29 kW/m² radiant heat threshold.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Adam Small

**Supervisor Development Assessment & Plan
Built & Natural Environment**